

Town of Milton

Conservation Commission



PO Box 310
424 White Mountain Highway
Milton, NH 03851
(p)603-652-4501
(f)603-652-4120

1 **2/8/2022**

2 **Meeting Minutes**

3 **6:00PM**

4

5 **ATTENDANCE:**

6 **Members:** Virginia Long (Chair), Steve Panish, Robert Weiss, Wayne Sylvester, Deb McCormack, Sharon
7 Buttrick-Alternate.

8 **Public:** Jeff LeClair, Mike Beaulieu, Phil Auger

9 Virginia Long, Chair, opened the public session at 6:15PM.

10

11 **1.) Ascertain who is present and approve alternates to serve as full members if needed:**

12 All committee members were present along with Alternate Sharon Buttrick.

13 **2.) Welcome new CC alternate Sharon Buttrick; Introduce Phil Auger and Jill Eldredge from Moose
14 Mountains Regional Greenways (MMRG):**

15 **3.) New MMRG projects in Milton (Phil / Jill):**

16 Phil Auger was in attendance to explain two upcoming projects: Paul Steer property on Applebee Road
17 (~50 acres) and Mary Keating property on Jug Hill Road (~62 acres). These projects are just getting
18 started and they would like to complete both this year. MMRG are looking to receive monies from the
19 Conservation Fund to assist with these projects. Each project will cost about \$50,000. Steve questioned
20 if the landowners will allow public access. Phil – Steer property already connects to the trails and Keating
21 property is used currently by the neighborhood. However, there is no guaranteed public rights of access.
22 Sharon questioned the \$50,000 price tag – what is this for? According to Phil this includes survey costs
23 which are ~\$15,000 each along with legal costs. Steve – his opinion is to contribute money to the
24 projects which will help open up the projects to other funding sources. Steve proposed \$5,000 per
25 project which represents 10% of total project cost. He also said he understands the owner’s right to limit
26 access however, the amount could possibly go higher if public access was guaranteed. Virginia explained
27 a public hearing will have to happen to allocate from the Conservation Fund and the BOS will be notified.

28

29 Steve – motioned to approve encumbering \$5,000 for each project conditioned on notification to BOS
30 along with holding a public hearing. Bob seconded the motion. All were in favor; the motion was
31 approved.

32

33 **4.) Display/Circulate CC materials for lending (sign-out sheet):** Virginia presented the Wetlands Best
34 Management Practices book and reminded everyone all materials are available for lending.

35 **5.) Event announcements:** NHACC ‘Lunch and Learn’ – free zoom webinars; upcoming NH Coverts training.
36 Virginia explained there are two free upcoming webinars via zoom; Using online mappers and Funding
37 for new trails.

38 **6.) Review/Approve 12/1/2021 and 1/10/2022 meeting minutes; Review CRLPC minutes status:** Virginia
39 explained going forward members should forward their corrections/edits directly to Virginia.

40

41 **12/1/2021 minutes:** Wayne – motion to **approve the 12/1/2021 minutes**. Seconded by Steve. All were
42 in favor; the motion was approved.

43 **1/10/2022 minutes:** Deb – motion to **approve the 1/10/2022 minutes** with corrections. Seconded by
44 Bob. All were in favor; the motion was approved.

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45 **Casey Road 10/27/2021 minutes:** Wayne – motion to **approve the 10/27/2021 Casey Road minutes.**
46 Seconded by Deb. Steve abstained. All others were in favor; the motion was approved.

47 **7.) Review/Report on Wetlands Permit Applications:**

48 There are no actions needed at this time. Regarding the Pickering project, the DES found in favor for
49 Pickering. Virginia noted it would be nice to have a Wetland Scientist as a resource to help review the
50 permits.

51 **8.) Responses to potential easement violations reported by Chris Kane monitoring:** The Commission
52 members reviewed potential easement violations as presented in the Chris Kane Monitoring report.

53
54 Virginia sent as part of the meeting packet a letter she had drafted to landowners who have conservation
55 easements on their property. The letter will be sent to ~30 homeowners and outlines what it means to
56 have an easement and their rights and responsibilities. Deb questioned if a copy of their easement
57 should be sent with the letter? It was decided if a homeowner was interested in having that information,
58 they could request an electronic copy from the MCC.

59
60 Deb – motioned to approve the letter penned by Virginia, with corrections to the last paragraph. Steve
61 seconded the motion. All were in favor; the motion was approved.

62
63 **9.) Financial Report, Budget, Invoices:**

64 Steve reported there is currently \$105,000 in the Conservation Fund; \$20,000 has been encumbered
65 toward the Tenerife project. The 2022 budget has not yet been finalized. All items submitted have
66 been paid. Steve also noted for the 2021 budget year, the CC was slightly over by ~\$720. This was
67 primarily due to a 2020 invoice being paid out of the 2021 budget. He explained going forward it will be
68 important for everyone to be aware when asked to do something which might be too expensive, the
69 answer might be no. Steve will also keep a closer watch on the budget and finances. While the 2021
70 budget was tight, the CC did accomplish a lot during the year.

71
72 Bob – motioned to approve the financial reports presented by Steve. Wayne seconded the motion. All
73 were in favor; the motion was approved.

74
75 **10.) Casey Road Conservation Land Update:** Jeff explained he provided a quick fix to the kiosk leak. A
76 permanent fixture will happen in spring.

77 **11.) Update on Trails Committee request to BOS:** Virginia has not yet had a response from Chris. She will
78 follow-up with him.

79 **12.) Update on town of Milton trails map to be created by Peter Goodwin:** Peter will begin this project in
80 spring.

81 **13.) Educational Outreach: TPPA, Facebook, Other:** Wayne explained the TPPA has a new website – the
82 group continues to add content to the website. Monitoring for cyano-bacteria will start in spring.
83 Virginia – a recent FB post on a bear’s nest was a very popular post. People seem to like posts that
84 include nature rather than events. She reminded the members when they are out they should take
85 photos and submit.

86 **14.) Update on Sam Plummer Rd Culvert Project:** Virginia said they have been trying to get donations for
87 stone for the project. Additional funds will be needed. Landowner permission letter will be sent allowing
88 for access to their land to complete the project.

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- 89 **15.) Update on Northeast Pond Condo Development:** The application was denied again at a recent Planning
90 Committee meeting.
- 91 **16.) Placeholder: Update on status of 3.04 acre parcel (tax/lot 41/81) abutting Casey Road Conservation**
92 **Land (None):**
- 93 **17.) Update on Recruitment of new alternate Commission members:** Sharon Buttrick was recently sworn in
94 as an alternate. Jeff LeClair's application approval is on the BOS meeting agenda. There is one open spot
95 for an alternate.
- 96 **18.) Agenda for next time:** MASTER PLAN – see especially pages 47-51; pages 56-57; and implementations
97 pages 59-7. Discuss with Town Planner Bruce Woodruff.
98 Virginia explained this will be on the agenda for the next several months. She has already reviewed the
99 Master Plan and she asked all members to review specific pages noted above; there are many references
100 to the Conservation Commission in the Master Plan.
- 101 **19.) Public input:** There was no additional public input.
- 102 **20.) Other Business:** Virginia explained the CC has many files currently stored in the town hall. It's been
103 requested the CC review and clean out the files – some could be scanned while others tossed. This will
104 be a future project.
- 105 **21.) Confirm next meeting date: Wednesday, March 6, 6:00PM.**
- 106 **22.) Adjourn:**

107
108 Wayne – motioned to adjourn at 8:00PM. Deb – seconded the motion. All were in favor; the meeting
109 adjourned at 8:00PM.
110
111

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March **DATE**, 2022

Dear Landowner,

Your land is special! Did you know that a conservation easement protects all or part of your property from ever getting developed? Your conserved land may have valuable stream, wetland or forest habitat for wildlife, or be valued for preserving the rural character and scenic open space of our community. Your easement designates the Town of Milton as the easement holder. The Milton Conservation Commission (MCC) works on behalf of the Town to oversee all town-held conservation easements.

As one of Milton's thirty or so easement landowners, you may individually own the conserved parcel or it may be owned in common among several adjacent property-owners, including yourself. In either case, as owner, you have the right to sell or retain your property but the easement is perpetual and some uses of the land may be restricted. All conservation easements forbid subdivision while most also forbid new roads, new buildings or structures, and any mining or excavation activities. (As a reminder, any modification of land in or near a wet area is subject to DES and Town regulations and may require a permit.) Other easements may forbid motorized vehicles, restrict timber harvesting, or guarantee public access, and there may be additional terms particular to a given piece of land. Other choices of land use are left up to the landowner. These terms are spelled out in the conservation easement deed, a legal document that goes with the deed to your property. Please take some time to read your easement deed and familiarize yourself with its terms.

As part of our oversight of town-held conservation easements, the MCC hires a conservation monitor each year to walk the boundary lines and/or traverse each easement area to make sure that the condition of the land is unchanged. To supplement this annual monitoring process, we would be pleased to hear from you if you notice anything questionable that may violate the terms of your conservation easement. We would also appreciate your help in keeping your conserved parcel free of litter and in its beautiful natural state!

If you have any concerns or questions, you may contact us at mcc@miltonnh-us.com. Please be sure to let us know if you are planning to sell your land, so we may inform the future landowner about the conservation easement. To obtain a hard copy of your easement deed, you may visit the Strafford County Registry of Deeds. The MCC would be happy to provide you with the book

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and page reference needed by the Registry. You may request a scanned electronic copy of your easement deed from us.

In closing, we hope that your enjoyment of your special land is enhanced by knowing it is protected forever by a conservation easement.

Sincerely,

Milton Conservation Commission

PS- In addition to our oversight of town-held conservation easements, the MCC works to make walking trails available for the public on some town-owned properties. For more information about one such property, the lovely 79-acre Casey Road Conservation Land, please visit the MCC webpage at <https://www.miltonnh-us.com/conservation-commission> or our Facebook page by searching the name: Milton NH Conservation Commission.